

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 15, 17, 19 WINTHROP AVENUE, Land Disposition for Construction two single-family residences (Habitat for Humanity).

REPORT: 1453-17

ADVICE: Approval with Condition

Project Summary

Developer: Habitat for Humanity of New Haven
Disposition Price: \$2000
Improvement Cost: \$N/A
Site: 7,406 SF (per assessor's records) 7,852 SF (per measurements)
Zone: RM-2
Use: two single-family residences
Financing: private
Subsidy: none
City Lead: Livable City Initiative
Evan Trachten **Phone:** 203-946-8373

The City acquired Reuse Parcel TF parcels 312-0143-04300, 312-0143-04400, and 312-0143-04500 through tax foreclosure and proposes to sell them to Habitat for Humanity. The lots will be reconfigured as two lots and Habitat will construct two single-family homes on the site to be sold to owner occupants. The three vacant lots at 15-19 Winthrop Avenue are located on the east side of Winthrop Avenue between Sylvan and Davenport Avenues, opposite the cemetery in the Hill north/West River neighborhood.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell the parcels for the total price of \$2,000, a non profit price in accord with the City's LDA Guidelines. The Commission has not addressed the issue of price. This item was presented at the May 18, 2011 PAD meeting and was approved without conditions.

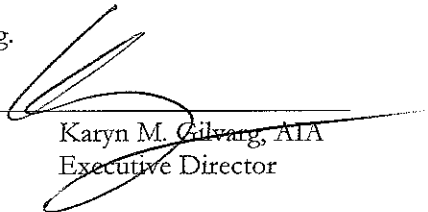
The 7,406 SF vacant lot is approximately 78.5' wide and 100' deep and could be divided into two lots each 39' wide and 100' deep. There is a curb cut to a driveway adjacent to #13 Winthrop which appears to encroach upon this lot, but could be shared with the southernmost lot.

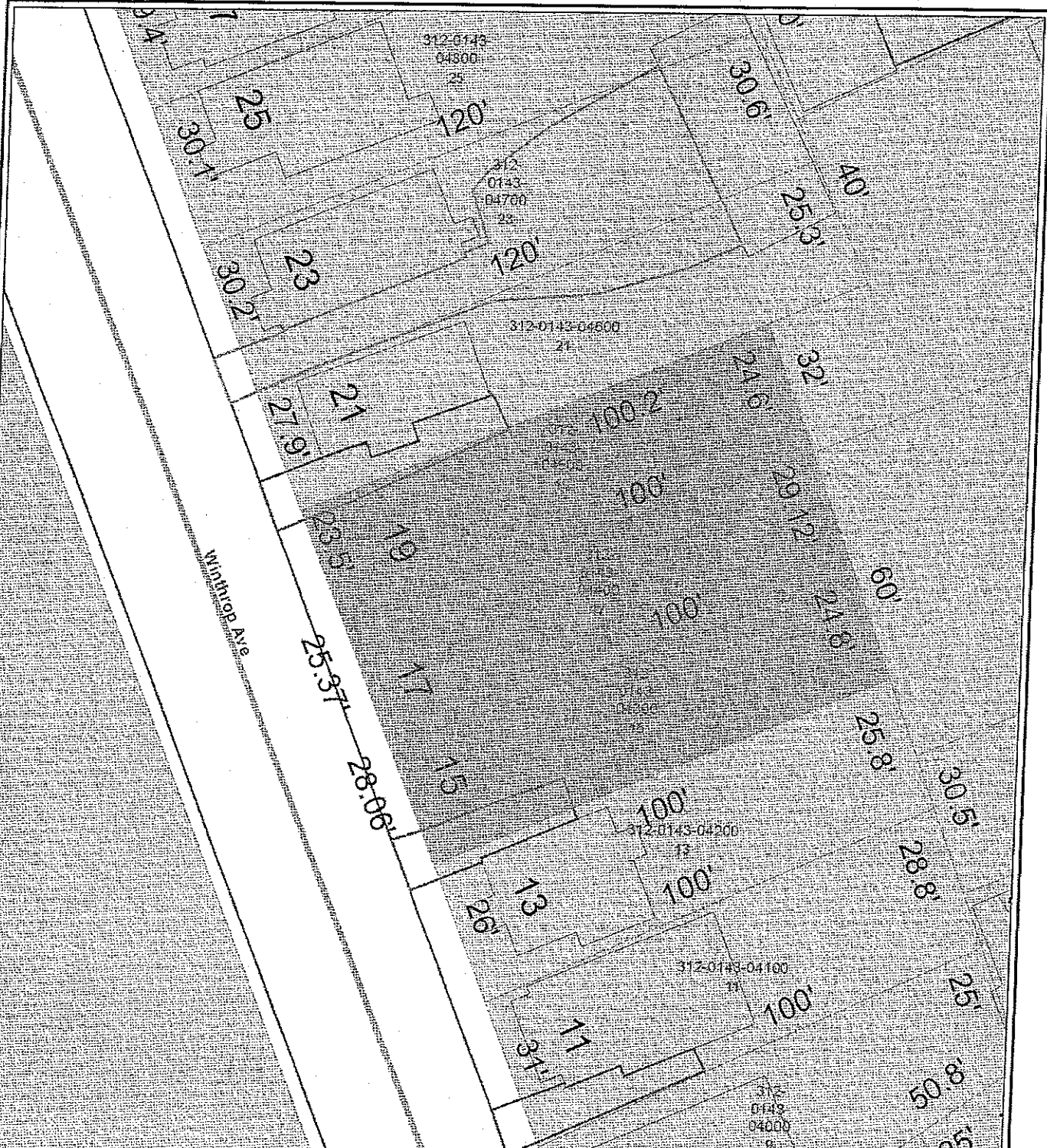
ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Any necessary zoning relief shall be secured prior to closing.

ADOPTED: June 15, 2011
Roy Smith, Jr.
Vice Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



City of New Haven, Connecticut
John DeStefano Jr., Mayor



- | | |
|--|---|
| Waterway
— Lake - Pond
— River
— Shoreline
— Stream
— Wetland | Railroad
= Railroad Track
= Abandoned Railroad Track
— Airport Runway
--- Parcel Line 2005 |
| Parcel
— City Boundary Line | Perks
= Park
= Triangle
= Golf Course
= Land Trust Preserves
= Airport boundary
= Shoreline |
| Schools
= Administration
= Food Service
= Private School
= Public School
= Fire Station
= Police Station
= PD Headquarters
= Substation
= Health Centers
= Hospital
= Library | |

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Scale: 1" = 28 ft

Created: November 8, 2010

